



Federal Emergency Management Agency

Washington, D.C. 20472

SEP 07 2004

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

The Honorable David Stix, Jr.
Mayor, City of Fernley
City Hall
595 Silver Lace Boulevard
Fernley, NV 89408

IN REPLY REFER TO:

Case No.: 04-09-0297P
Community Name: City of Fernley, NV
Community No.: 320038
Effective Date of This Revision: **OCT 07 2004**

Dear Mayor Stix:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Oakland, California, at (510) 627-7103, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

Max H. Yuan

Max H. Yuan, P.E., Project Engineer
Hazard Identification Section
Mitigation Division
Emergency Preparedness
and Response Directorate

For: Doug Bellomo, P.E., CFM, Acting Chief
Hazard Identification Section
Mitigation Division
Emergency Preparedness
and Response Directorate

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc: Mr. Peter Wysocki
Community Development Director
City of Fernley

Mr. William Carlson, P.E.
CTI Engineering and Environmental
Consultants – Materials Testing Laboratory

Mr. Chuck Swanson, P.E.
Director
Department of Public Works
Lyon County



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LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Fernley Lyon County Nevada	NO PROJECT	HYDROLOGIC ANALYSIS HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 320038		
IDENTIFIER	Desert Bluffs Subdivision	APPROXIMATE LATITUDE & LONGITUDE: 39.5775, -119.2464 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

FLOODING SOURCE(S) & REVISED REACH(ES)

Unnamed Wash – from approximately 1,100 feet upstream to approximately 9,400 feet upstream of Truckee Canal

SUMMARY OF REVISIONS

Effective Flooding:	Zone A	Zone X (unshaded)
Revised Flooding:	Zone X (unshaded)	Zone A
Increases:	NONE	YES
Decreases:	YES	NONE

* BFEs – Base Flood Elevations

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 320029 0055 C Date: November 20, 1998	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

* FIRM – Flood Insurance Rate Map; ** FBFM – Flood Boundary and Floodway Map; *** FHBM – Flood Hazard Boundary Map

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

MHC 10 LJA
Max H. Yuan, P.E., Project Engineer
Hazard Identification Section
Mitigation Division
Emergency Preparedness and Response Directorate

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

Although the revised reach is shown on the effective FIRM for the unincorporated areas of Lyon County, this entire area was annexed by the City of Fernley.

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Max H. Yuan, P.E., Project Engineer
Hazard Identification Section
Mitigation Division
Emergency Preparedness and Response Directorate

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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)****COMMUNITY INFORMATION (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sally M. Ziolkowski
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region IX
1111 Broadway Street, Suite 1200
Oakland, CA 94607-4052
(510) 627-7103

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

MH Yuan
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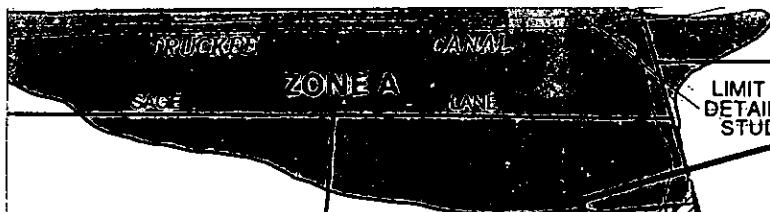
**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)****PUBLIC NOTIFICATION OF REVISION**

This revision will become effective 30 days from the date of this letter. Any requests to review or alter this determination should be made within 30 days and must be based on scientific or technical data.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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MAP LEGEND

 Revised 100-Year Floodplain



REVISED AREA

APPROXIMATE SCALE IN FEET

1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

LYON COUNTY,
NEVADA
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

**REVISED TO
REFLECT LOMR
DATED OCT 07 2004**

COMMUNITY-PANEL NUMBER
320029 0055 C

MAP REVISED:
NOVEMBER 20, 1998



Federal Emergency Management Agency

ZONE X

ZONE A

ZONE A

Unnamed

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